

MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM: RODNEY HORTON, PLANNER III  
Development and Resource Management Department

DATE: January 30, 2019

SUBJECT: January 30, 2019 MEETING PACKET

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I am pleased to submit for your review the January 30, 2018 meeting packet. As members of the Steering Committee, this packet of information will prepare you for the discussion and decisions that is expected to occur at the meeting. At this meeting, the Steering Committee will cast votes on the following items:

- i. Amendments to the draft land use map
- ii. Follow-up amendment to the draft guiding principles
  - a. Amendment by Member Payne re: equitable fair housing commitment

For the information of the members, another meeting has been scheduled for February 27, 2019 at 6:00 p.m. to make a final recommendation on the amended draft guiding principles and land use map.

Finally, the quorum for this eleven (11) - member Steering Committee is six (6) members. Six (6) Steering Committee members must be present in order for the abovementioned decisions to be made.

Should you have any questions or concerns, please do not hesitate to contact me at [rodney.horton@fresno.gov](mailto:rodney.horton@fresno.gov) or 559.621.8181.

**STEERING COMMITTEE MEETING AGENDA - FINAL**

Wednesday, January 30, 2019

6:00 PM – 9:00 PM

Central High School - East Campus (Cafeteria)

3535 N. Cornelia Avenue

Fresno, CA 93722

**Steering Committee Members:**

David Pena, *Chairperson*  
Joseph Martinez  
Tiffany Mangum

Deep Singh, *Vice Chairperson*  
Eric Payne  
Tina McCallister – *Boothe, Alternate*

Jeff Roberts  
Dennis Gaab

Bill Nijjer  
John Kashian

Gurdeep Shergill  
Cathy Caples

*The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting, however every effort will be made to accommodate later requests. Please call Development and Resource Management Department staff at 559-621-8181. The agenda and any related staff reports are available at [www.fresno.gov](http://www.fresno.gov).*

**Voting Session.**

- 1. Call to Order**
  - i. Announcement of Translation Services
  - ii. Master Roll Call
  - iii. Review of Meeting Protocol
- 2. Public Comment on Draft Guiding Principles and Land Use Map**
- 3. Amendments to the Draft Land Use Map**
- 4. Tabled Amendments to the Draft Guiding Principles**
- 5. Steering Committee Announcements**
- 6. Unscheduled Communications**
- 7. Adjournment**

Next Meeting – Wednesday, February 27, 2019, 6:00 PM – 9:00 PM, Central High School – East Campus, Cafeteria – to review and recommend the amended draft land use map and guiding principles.

West Area Specific Plan  
Steering Committee

Meeting Agenda – FINAL

January 30, 2019

**AGENDA DE LA REUNIÓN DEL COMITÉ DIRECTIVO - FINAL**

miércoles, 30 de enero de 2019

6:00 PM – 9:00 PM

Escuela secundaria Central - Campus del este (cafetería)

Avenida N. Cornelia 3535

Fresno, CA 93722

**Miembros del Comité Directivo:**

David Pena, *Chairperson*  
Joseph Martinez  
Tiffany Mangum

Deep Singh, *Vice Chairperson* Jeff Roberts  
Eric Payne Dennis Gaab  
Tina McCallister – Boothe, *Alternate*

Bill Nijjer  
John Kashian

Gurdeep Shergill  
Cathy Caples

*El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277 o 621-8062.*

**Jornada de Votación.**

1. **Convocatoria al orden**
  - iv. Anuncio de servicios de traducción
  - v. Lista de asistencia
  - vi. Revisión del protocolo de la reunión
2. **Comentario público sobre el Proyecto de Principios Directivos y el Mapa del uso de la Tierra**
3. **Enmiendas al bosquejo del mapa del uso de la tierra**
4. **Enmiendas presentadas al borrador de los Principios Rectores.**
5. **Anuncios del Comité Directivo**
6. **Comunicaciones no programadas**
7. **Clausura**

Próxima reunión – miércoles, 27 de febrero de 2019, 6:00 PM – 9:00 PM, escuela intermedia Glacier Point – Campus del este, cafetería – examinar y recomendar las enmiendas del bosquejo del mapa del uso de la tierra y los principios directivos.

**KEV SIB THAM NTAWM PAB NEEG KHIAV HAUJ LWM - THAUM**

Hmub Wednesday, Lub Ib Hlis Ntuj, Tim 30, 2019

6:00 tsaus ntuj – 9:00 tsaus ntuj

Central High School - East Campus (Hauv Chav Ua Mov)

Chaw Nyob 3535 N. Cornelia Avenue

Fresno, CA 93722

**Pab Neeg Khiav Hauj Lwm (Steering Committee Members):**

David Pena, *Chairperson*  
Joseph Martinez  
Tiffany Mangum

Deep Singh, *Vice Chairperson* Jeff Roberts  
Eric Payne Dennis Gaab  
Tina McCallister – Boothe, *Alternate*

Bill Nijjer  
John Kashian

Gurdeep Shergill  
Cathy Caples

*Muaj kev yooj yim rau cov neeg xiam oob qhab, thiab muaj tib neeg txhais lus. Yog yuav thov kev pab cuam rau cov tib neeg xiam oob qhab, cov piav tes, cov hlua ntsaws pob ntseg mloog txhais lus, los yog tus neeg txhais lus, nej yuav tau hais tuaj ua ntej ib as thiv los yog ib lim piam ua ntej lub rooj sab laj pib. Txawm li cas los yuav nrhiav kom tau kev pab tom qab yog thov txog. Nej hu tau rau peb cov neeg ua hauj lwm ntawm tus xov tooj 559-621-8181. Daim ntawv teev lus (agenda) thiab cov ntaub ntawv hais txog qhov kev sib tham no muaj nyob rau ntawm [www.fresno.gov](http://www.fresno.gov).*

**Kev Xaiv (Voting Session).**

- 1. Qhib Kev Sib Tham**
  - vii. Tshaj Tawm Txog Kev Txhais Lus
  - viii. Hu Txheeb Cov Neeg Tuaj
  - ix. Piav Txog Kab Ke Kev Sib Tham
- 2. Qhib Rau Sawv Daws Hais Txog Cov Kev Coj Qhia (Guiding Principles) thiab Kev Siv Daim Av (Land Use Map)**
- 3. Cov Kev Pauv (Amendments) Rau Cov Kev Coj Qhia (Draft Guiding Principles)**
- 4. Cov kev pauv rau daim ntawv teev Kev Siv Daim Av (Land Use Map)**
- 5. Kev Tshaj Lus los ntawm Pab Neeg Khiav Hauj Lwm**
- 6. Cov Kev Sib Tham Uas Tsis Tau Hais Tseg**
- 7. Kaw Kev Sib Tham**

Tshwj Xeeb Lub Rooj Sab Laj - Yog Hnub Wednesday, Lub Ob Hlis 27, 2019, 6:00 tsaus ntuj – 9:00 tsaus ntuj, ntawm Central High School – East Campus, Chav Ua Mov – yuav rov xyuas txog thiab muab kev pom zoo rau daim ntawv siv cov av thiab cov kev coj qhia (amended draft land use map and guiding principles).

ਸਟੀਰਿੰਗ ਕਮੇਟੀ ਮੀਟਿੰਗ ਏਜੰਡਾ - ਅੰਤਮ

ਬੁੱਧਵਾਰ, ਜਨਵਰੀ 30, 2019

6:00 PM – 9:00 PM

ਕੇਂਦਰੀ ਹਾਈ ਸਕੂਲ - ਪੂਰਬੀ ਕੈਂਪਸ (ਕੈਫੇਟੇਰੀਆ)

3535 ਐਨ. ਕੁਰਨੇਲੀਆ ਐਵਨਿਊ

ਫ੍ਰੇਸਨੋ, ਸੀਏ 93722

ਸਟੀਰਿੰਗ ਕਮੇਟੀ ਮੈਂਬਰ:

David Pena, *Chairperson*  
Joseph Martinez  
Tiffany Mangum

Deep Singh, *Vice Chairperson*  
Eric Payne  
Tina McCallister – *Boothe, Alternate*

Jeff Roberts  
Dennis Gaab

Bill Nijjer  
John Kashian

Gurdeep Shergill  
Cathy Caples

ਮੀਟਿੰਗ ਕਮਰਾ ਸਰੀਰਕ ਤੌਰ ਤੇ ਅਪਾਹਜ ਹੋਣ ਲਈ ਪਹੁੰਚਯੋਗ ਹੈ, ਅਤੇ ਇੱਕ ਅਨੁਵਾਦਕ ਦੀਆਂ ਸੇਵਾਵਾਂ ਉਪਲਬਧ ਕੀਤੀਆਂ ਜਾ ਸਕਦੀਆਂ ਹਨ. ਅਪਾਹਜ ਲੋਕਾਂ, ਹਸਤਾਖਰ ਕਰਨ ਵਾਲਿਆਂ, ਸਹਾਇਕ ਸੁਣਨ ਯੰਤਰਾਂ ਜਾਂ ਅਨੁਵਾਦਕਾਂ ਲਈ ਵਾਧੂ ਰਿਹਾਇਸ਼ ਲਈ ਬੇਨਤੀਆਂ ਮੀਟਿੰਗ ਤੋਂ ਇਕ ਹਫ਼ਤੇ ਪਹਿਲਾਂ ਕੀਤੀ ਜਾਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ, ਹਾਲਾਂਕਿ ਬਾਅਦ ਦੀਆਂ ਬੇਨਤੀਆਂ ਨੂੰ ਪੂਰਾ ਕਰਨ ਲਈ ਹਰ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ. ਕਿਰਪਾ ਕਰਕੇ 559-621-8181 ਤੇ ਵਿਕਾਸ ਅਤੇ ਸਰੋਤ ਪ੍ਰਬੰਧਨ ਨੂੰ ਕਾਲ ਕਰੋ ਏਜੰਸੀ ਅਤੇ ਕਿਸੇ ਵੀ ਸਬੰਧਤ ਸਟਾਫ਼ ਰਿਪੋਰਟਾਂ [www.fresno.gov](http://www.fresno.gov) ਤੇ ਉਪਲਬਧ ਹਨ

ਵੇਟਿੰਗ ਸੈਸ਼ਨ:

1. ਕਾਲ ਟੁ ਆਰਡਰ
  - i. ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਘੋਸ਼ਣਾ
  - ii. ਮਾਸਟਰ ਰੋਲ ਕਾਲ
  - iii. ਮੀਟਿੰਗ ਪਰੋਟੋਕੋਲ ਦੀ ਸਮੀਖਿਆ
2. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਜ਼ ਐਂਡ ਲੈਂਡ ਯੂਜ ਮੈਪ ਤੇ ਪਬਲਿਕ ਟਿੱਪਣੀ
3. ਡਰਾਫਟ ਲੈਂਡ ਯੂਜ ਮੈਪ ਦੇ ਸੰਸ਼ੋਧਨ
4. ਅਗਲਾ ਕਦਮ
5. ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਦੀਆਂ ਘੋਸ਼ਣਾਵਾਂ
6. ਅਣ-ਨਿਰਧਾਰਤ ਸੰਚਾਰ
7. ਮੁਲਤਵੀ

ਅਗਲੀ ਮੀਟਿੰਗ - ਬੁੱਧਵਾਰ, 27 ਫਰਵਰੀ 2019, 6:00 ਤੋਂ 9 ਵਜੇ ਤਕ, ਗਲੇਸ਼ੀਅਰ ਪੁਆਇੰਟ ਮਿਡਲ ਸਕੂਲ, ਕੈਫੇਟੇਰੀਆ ਵਿਖੇ ਆਯੋਜਿਤ ਕੀਤੀ ਜਾਏਗੀ - ਜਿਸ ਵਿਚ ਡਰਾਫਟ ਦੀ ਡ੍ਰਾਫਟ ਦੀ ਸਮੀਖਿਆ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਲੈਂਡ ਮੈਪ ਅਤੇ ਡਾਇਰੈਕਟਿਵ ਟੂਲਸ ਦੁਆਰਾ ਵਰਤੀ ਜਾਂਦੀ ਹੈ. ਦੇਣ ਬਾਰੇ ਵਿਚਾਰ ਕੀਤਾ ਜਾਵੇਗਾ

# Steering Committee Meeting

## January 30, 2019

### WEST AREA SPECIFIC PLAN STEERING COMMITTEE

David Pena, *Chairperson*

Deep Singh, *Vice Chairperson*

Eric Payne

Tiffany Mangum

John Kashian

Gurdeep Shergill

Cathy Caples

Bill Nijjer

Dennis Gaab

Jeff Roberts

Joseph Martinez

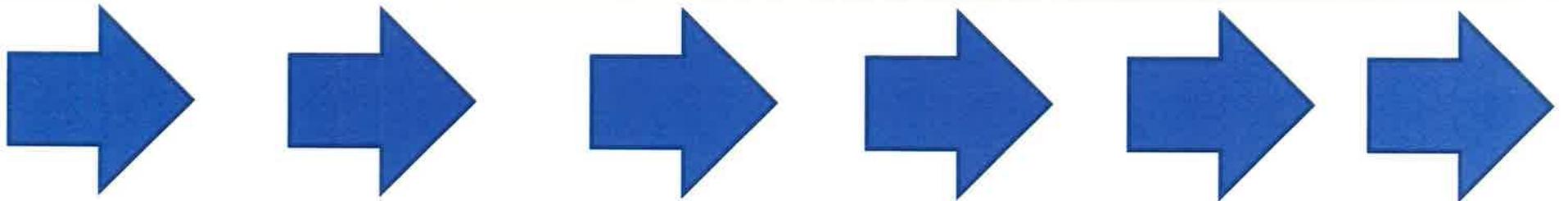
\*Tina McCallister – Boothe, *Alternate for Cathy Caples*

***Voting Meeting***



- **Announcement of Translation Services**
- **Master Roll Call**
- **Review of Meeting Protocol**
- **Overview of Plan Process**

# THE PLAN PROCESS



# Work Completed/Started

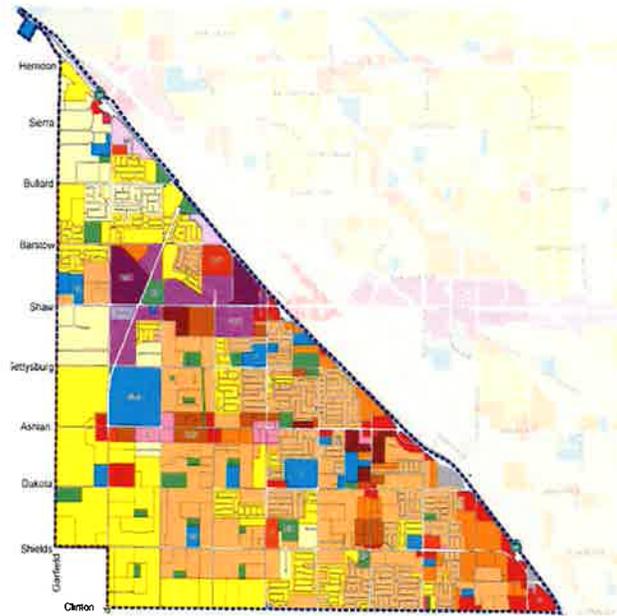
- West Area Specific Plan project officially started in September 2017 with the drafting of the existing conditions report
- Approximately 25 community stakeholders were interviewed from January – April 2018
- Steering Committee established in March 2018
- Survey released in April 2018, results are available at: [www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)
- Steering Committee held orientation sessions in April and October 2018
- Community Conversation No. 1 was held in May 2018
- Community Conversation No. 2 was held in June 2018
- Steering Committee has held meetings in June, July, and August, November, and January
- Conceptual land use option selected
- Draft land use map and guiding principles released November 28, 2018
- Ag-tourism workshop (Spring 2019)

# PUBLIC COMMENT



- All speakers will be limited to 3 minutes
- All comments are to be addressed to the Steering Committee during unscheduled communications

# OTHER AMENDMENTS TO THE LAND USE MAP



(D)  
**West Area Specific Plan  
 Proposed Land Use Changes**

**Legend**

**RESIDENTIAL**

-  Low Density (1-3.5 D.U./acre)
-  Medium Low Density (3.5-6 D.U./acre)
-  Medium Density (5.0-12 D.U./acre)
-  Medium High Density (12-16 D.U./acre)
-  Urban Neighborhood (16-30 D.U./acre)
-  High Density (30-45 D.U./acre)

**COMMERCIAL**

-  Community
-  Recreation
-  General
-  Regional

**EMPLOYMENT**

-  Office
-  Business Park
-  Light Industrial

**MIXED USE**

-  Neighborhood Mixed Use
-  Corridor/Center Mixed Use
-  Regional Mixed Use

**OPEN SPACE**

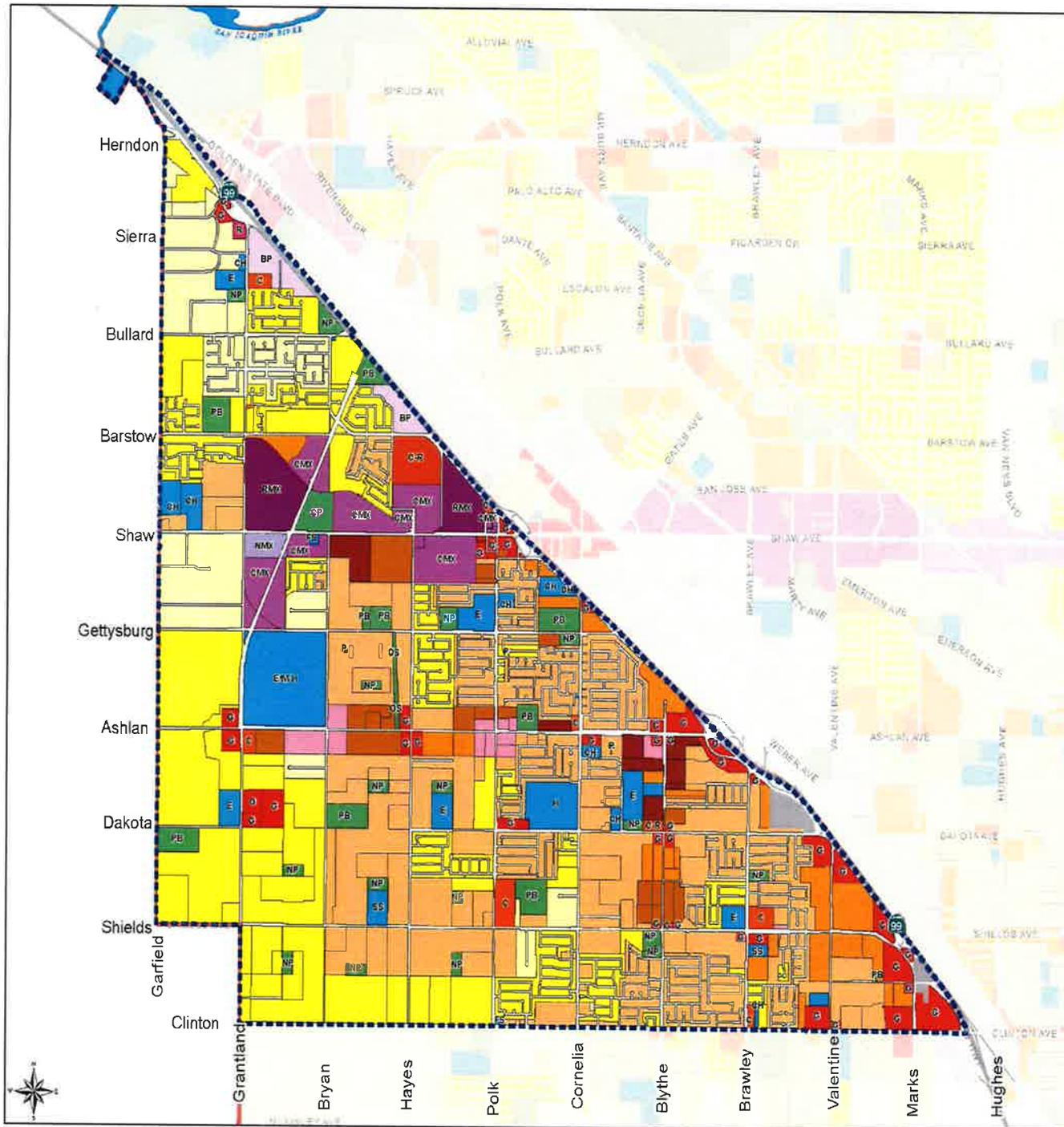
-  Community Park
-  Pocket Park
-  Neighborhood Park
-  Open Space
-  Park
-  Ponding Basin

**PUBLIC FACILITIES**

-  Public/Quasi-public Facility
-  Special School
-  Elementary School
-  Elementary & Middle School
-  Elementary, Middle & High School
-  High School
-  Church
-  Fire Station

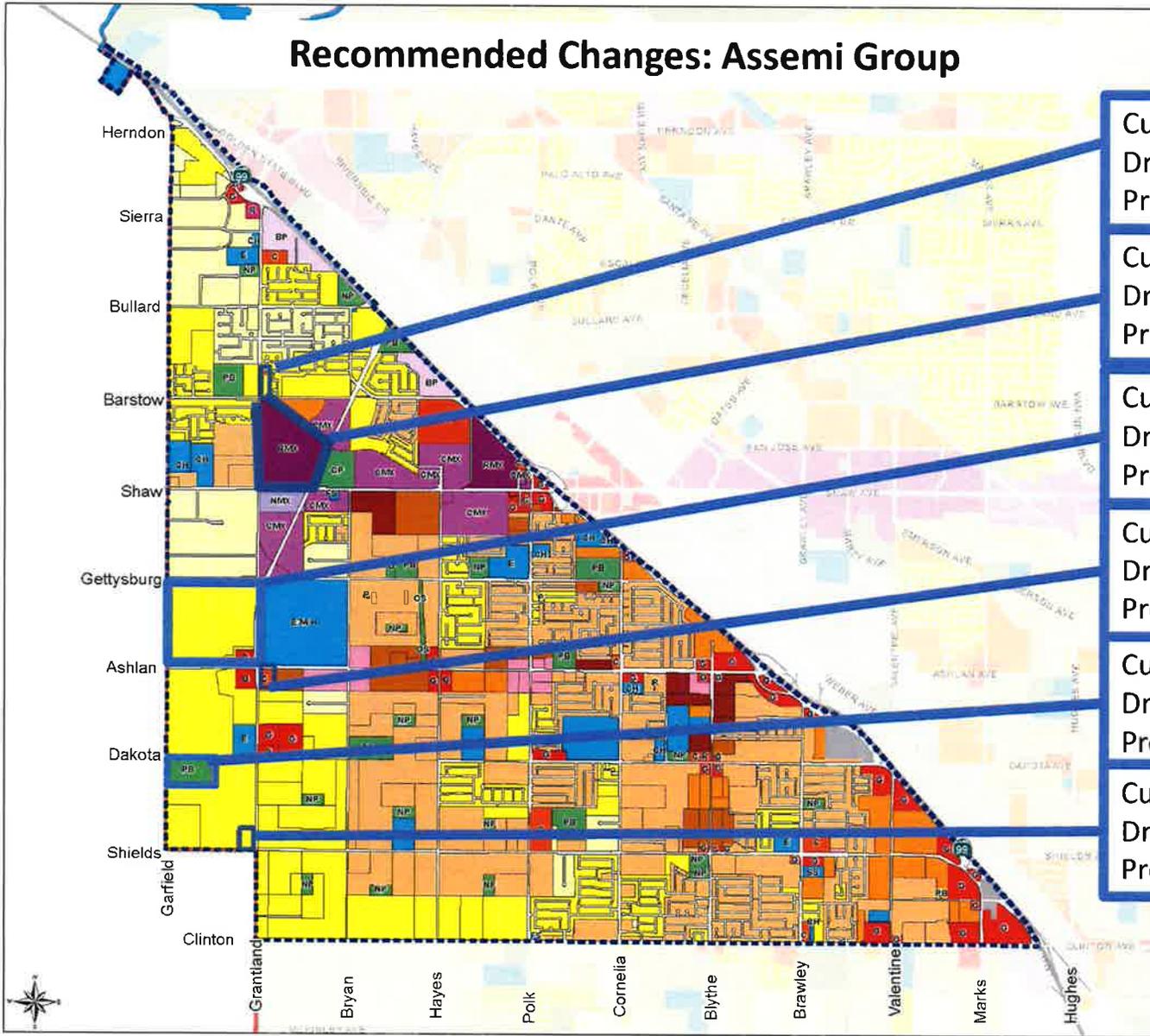
**BOUNDARIES**

-  West Area Specific Plan Boundary
-  Sphere Of Influence



# **WRITTEN COMMENTS FOR LAND USE CHANGES**

# Recommended Changes: Assemi Group



Currently: Community Commercial  
 Draft: Medium Low  
 Proposed: Community Commercial

Currently: Regional Mixed-use  
 Draft: Regional Mixed-Use (Unchanged)  
 Proposed: Medium Density

Currently: Medium Density  
 Draft: Medium Low  
 Proposed: Medium Density

Currently: Medium Density  
 Draft: Community Commercial  
 Proposed: Medium Low

Currently: Medium  
 Draft: Ponding Basin  
 Proposed: Medium Low

Currently: Community Commercial  
 Draft: Low Density  
 Proposed: Community Commercial

# ASSEMI GROUP INC

Jeffrey T. Roberts  
Land Entitlement Manager  
Assemi Group, Inc.  
1396 W. Herndon Ave., Suite 110  
Fresno, CA 93711  
559-288-0688

January 11, 2019

Rodney Horton  
City Planner  
City of Fresno  
2600 Fresno St, Room 3065  
Fresno, CA 93721

Dear Rodney:

The following list of proposed changes to the Draft Land Use Plan are proposed for consideration by the West Area Specific Plan Committee.

1. The 160 acres bounded by Gettysburg (alignment), Grantland, Ashlan (alignment) and Garfield (alignment) is illustrated on the land use map for single family residential development within the "Medium Low Density" designation. The designation currently in place for this land is "Medium Density Residential" and Community Commercial". The entire 160 acre site should be designated for "Medium Density" Residential Uses and zoned "RS-5" consistent with this designation.
2. The 20 acres located on the southeast corner of the Garfield alignment and the Dakota alignment is proposed for "Open Space." This land should be designated as "Medium Low Density Residential."
3. The 10 acres of residential property at the northwest corner of Shields and Grantland should be designated "Community Commercial."
4. The 10 acres of "Community Commercial" at the southwest corner of Ashlan and Grantland should be designated "Medium Low Density Residential."

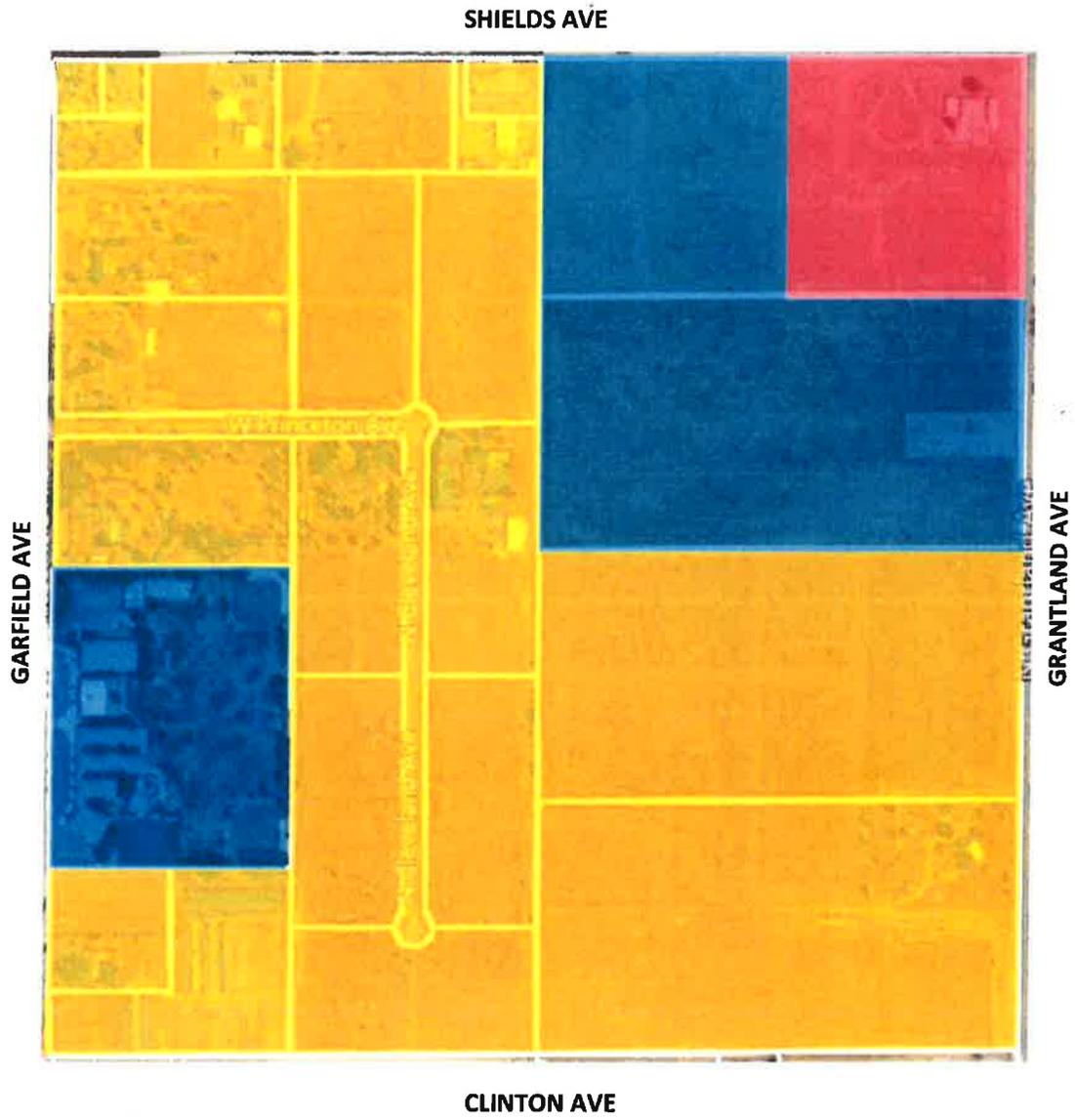
5. The area bounded by Shields, Clinton (alignment), Grantland and Garfield (alignment) should be brought into the "Sphere of Influence for the City of Fresno for the following reasons:
  - a. A portion of this property is either planned for or is all existing public uses.
  - b. The completion of Grantland Ave/ Veterans Blvd. will be easier to accomplish.
  - c. The inclusion of this area would allow the City of Fresno to capture any future sales tax from proposed Commercial uses at the corner.
  - d. The completion of the signalized intersection of Shields and Grantland will be easier to accomplish with one municipality.
  - e. The 4-07-17 City "Paths and Trails" Plan illustrates a "County/City Trail" along the Garfield alignment.
  - f. The attached Exhibit "A" illustrates the suggested land use designations for this 160 acre area.
6. The 3 acres at the northeast corner of Barstow and Grantland should be changed from "Medium Low Density Residential" to "Community Commercial."
7. The 30 acre parcel located at the southeast corner of Grantland and Barstow should be changed from "Medium Density Residential" and designated "Regional Mixed Use" to "Medium Density Residential."
8. Development of Policies that correspond with the proposed Land Use Map;
  - a. Prioritization of annexations within the plan boundary (Rezoning of all areas within the City Sphere of Influence by the City).
  - b. Acquisition of classified roadway ROW by the City of Fresno.
  - c. Analysis of future annexation areas for "connection" to City Limits.
  - d. City initiated uninhabited annexations (less than 12 registered voters).
  - e. Pre - annexation discussions with FID for any portion of future city limit connections that require a "Supplemental Surface Water Supply."

Thank you,

A handwritten signature in black ink, appearing to read 'Jeffrey T. Roberts', written in a cursive style.

Jeffrey T. Roberts  
Land Entitlement Manager

"Exhibit A"



**Legend**

-  Medium Low Density Residential
-  Commercial (Community)
-  Public Facility



Recommended Changes by Daniel Brannick

**A**  
**Current:** Medium High  
**Draft:** High Density  
**Proposed:** Medium High

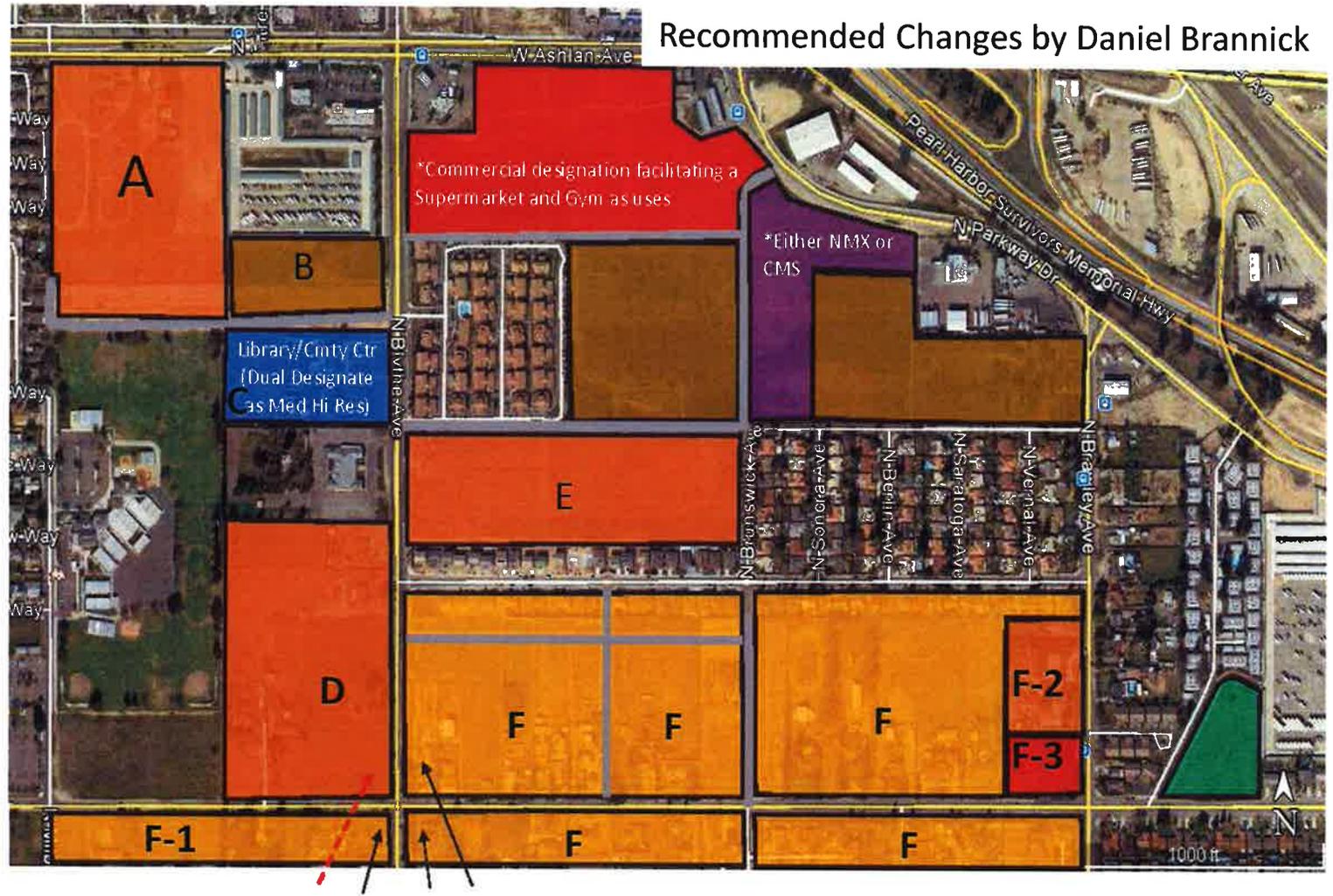
**B**  
**Current:** Medium  
**Draft:** High Density  
**Proposed:** Urban Neighborhood

**C**  
**Current:** Medium  
**Draft:** High Density  
**Proposed:** Urban Neighborhood

**D**  
**Current:** Medium Low  
**Draft:** High/Community Commercial  
**Proposed:** Medium High

**E**  
**No Change**

**F**  
**Current:** Medium  
**Draft:** Medium  
**Proposed:** Medium with no C-C



Remove the proposed commercial at Dakota and Blythe (some low-impact, small footprint of Commercial at N/W corner may be OK)

**F-1**  
**Current:** Medium Low  
**Draft:** Medium  
**Proposed:** No Change

**F-2**  
**Current:** Medium  
**Draft:** Medium  
**Proposed:** Medium with no C-C

**F-3**  
**Current:** Medium  
**Draft:** Medium  
**Proposed:** Commercial General

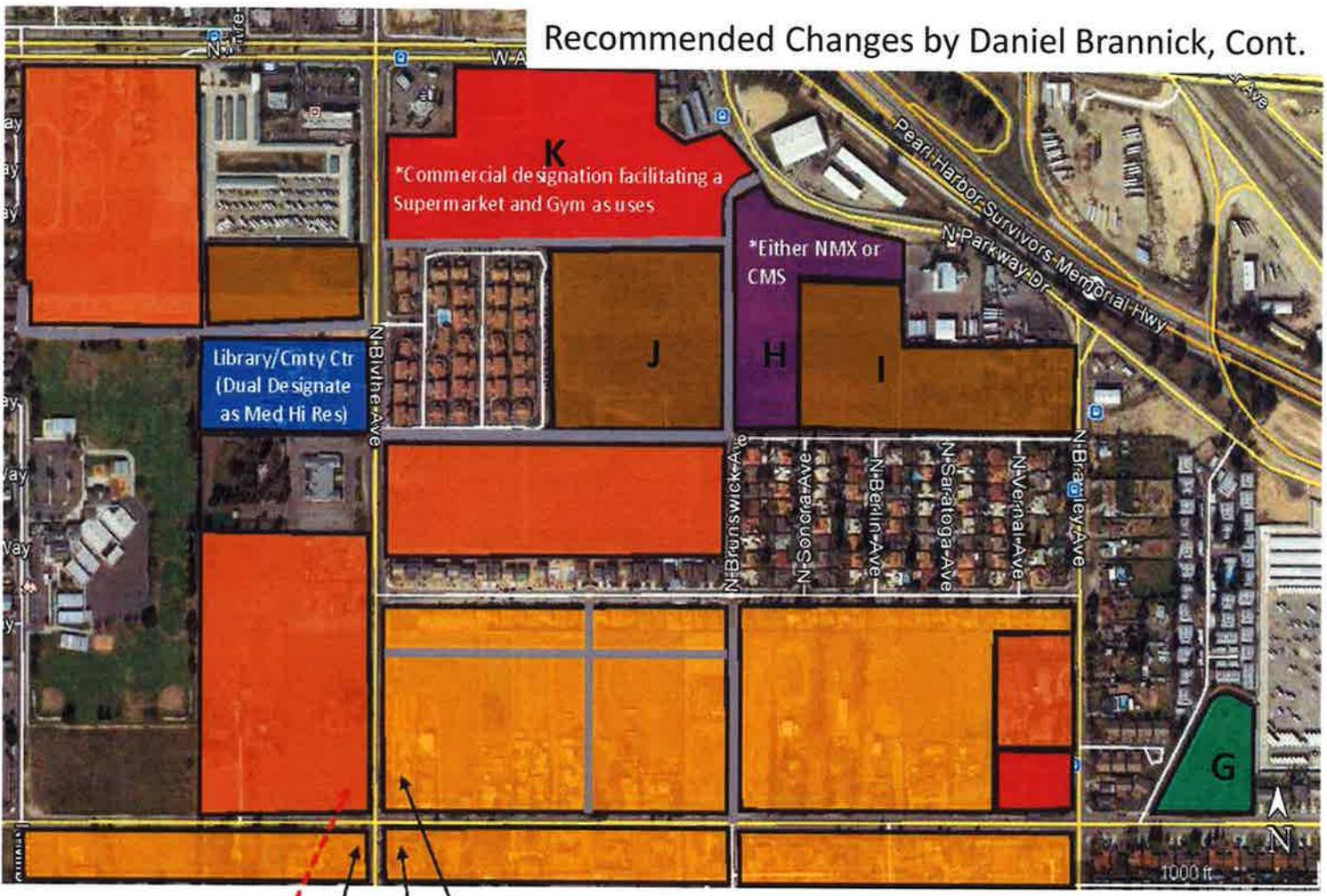
Recommended Changes by Daniel Brannick, Cont.

**G**  
**Current:** Medium High  
**Draft:** Medium High  
**Proposed:** Com. Park

**H**  
**Current:** Medium  
 High/Medium  
**Draft:** Medium  
**Proposed:** NMX/CMX

**I**  
**Current:** Medium  
**Draft:** Medium  
**Proposed:** Urban  
 Neighborhood

**J**  
**Current:**  
 Medium/Medium High  
**Draft:** Medium  
**Proposed:** Urban  
 Neighborhood



Remove the proposed commercial at Dakota and Blythe (some low-impact, small footprint of Commercial at N/W corner may be OK)

**K**  
**Current:** C-C  
**Draft:** High Density  
**Proposed:** CG

January 10, 2019

To: Rodney Horton, Planner III  
City of Fresno, Development and Resource Management Department

**Subject: West Area Specific Plan – Draft Land Use Map Comments**

Rodney, below are my comments regarding the Draft Land Use Map for the West Area Specific Plan. The underlined headings denote different geographic locations within the plan area for which I have remarks. Also included are some exhibits to help better articulate the changes I am recommending.

(Note: While the comments are focused on recommended revisions, I do want to acknowledge that the Draft Land Use Map includes some good changes from the existing General Plan designations. In particular, the changes made to the residential densities in the southwest portion of the plan area seem like they do a better job of aligning land use designations with the character of existing development while also encouraging a more consistent urban-to-rural transition that people have sought to promote and preserve.)

Ashlan and 99 Area:

As a general comment, I feel the current draft of the Land Use Map has misinterpreted the character of development and types uses that I and others advocated for along Ashlan Avenue towards Freeway 99. Specifically, the proposed map neglects the development of commercial/retail uses and other community amenities at Ashlan and 99 while overemphasizing new residential development. Quoting the draft Guiding Principles, Catalytic Corridors are intended to “encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses.” While the Draft Land Use Map included revisions that would add more mixed uses further west along Ashlan, the revisions made near Ashlan towards 99 would arguably impede development of a mixture of uses and exacerbate the condition where it feels like the area has a lot of residential development and not much else.

I would recommend comprehensive revisions to the draft land use designations in this area. I have included an exhibit that displays recommended changes to the land use designations from those presented in the Draft Land Use Map. The exhibit also includes a few proposed local street/roadway alignments that would ideally help improve access and circulation throughout the area (including pedestrian travel) and encourage high-quality development (e.g. running an east-west local street south of Ashlan that could encourage a structure to be designed to look good from multiple street views). The overarching theme of these proposed changes is that the Draft Land Use Map should be revised to include more commercial and/or community amenity designations along Ashlan while reducing the amount of residential designations overall and scaling down some of the proposed increases in residential densities.

*Residential Land Uses*

The proposed changes here include reducing several areas from High Density Residential (30-45 DU/acre) to a mix of Urban Neighborhood Density Residential (16-30 DU/acre), Medium High Density Residential (12-16 DU/acre), and Medium Density Residential (5-12 DU/acre). Higher-density areas remain concentrated near Ashlan toward 99, but the highest overall density is now Urban Neighborhood Residential. While I am generally more concerned with aesthetic form over density, the residential densities shown in the Draft Land Use Map would be exceptionally high in comparison to existing development and would create difficulty in promoting smooth built-environment transitions with existing development – both in terms of density and of form. I feel the proposed configurations would accomplish this “transitioning” more effectively, would be more consistent with the plan’s Guiding Principles as well as with the preferences of residents in the area, and would still realistically allow for future development to occur in the area.

I also should note that the Medium High Density Residential designation appears to allow for more flexibility in the development of housing types (ranging from single-family detached to multi-family) while promoting greater

residential density – both of which are things I think are good to promote for infill development in the area – which is why it appears on the map as a buffer between existing single-family residential development and areas designated for the highest density. If another residential land use designation offers that same kind of buffer/transition quality, it could be appropriate to use instead.

Also attached for reference are some pictures to help guide the form which I am seeking to promote through the density changes, i.e. what my ideal “transitional” density might look like and what my ideal “highest level of density” might look like.

### *Commercial Uses*

My single biggest goal for the West Area Specific Plan is to encourage desirable commercial development on the vacant land at the south side of Ashlan between Blythe and 99. It is a highly traveled, highly visible, well-connected area that has enough space to accommodate uses like a supermarket and gym/fitness center which are generally seen as desirable amenities and that the area currently lacks. Because of those characteristics, I feel it provides the best area to focus on to initiate a “Catalytic Corridor” along Ashlan. I would go so far to say that any attempt at successfully catalyzing Ashlan Avenue in the West Area will hinge on the quality of development that starts just west of 99 – it is that much of a focal point for the entire corridor.

The type of commercial development I would hope to see here would be something like the commercial/retail phase of the Park Crossing development located at Friant and Fresno – which is anchored by a Trader Joes’, a Petco, and a Sportsmen’s Warehouse sporting goods store, and supported by a number of restaurants and smaller stores. The proposed amount of red “Commercial” land on the map is intended to roughly correspond with the size of Park Crossing.

The area shown as Neighborhood Mixed Use, I should note, is entirely contingent on construction of a local street running south from Parkway and joining Brunswick; without a local street to offer some additional frontage, the area could be designated for either commercial or Urban Neighborhood Residential use. The intent of this demarked area is to provide space for smaller-scale commercial uses (e.g. barber shop, nail salon, cafe, small professional office) that could be beneficial to have in the area but perhaps not a good fit in the larger “Commercial” designated area, while also providing a density/intensity transition toward existing single-family residential areas. The same general idea might be accomplished through a Commercial Main Street designation.

The corners of Blythe at Dakota are shown as replacing commercial areas with Medium Density Residential designations because commercial uses at this location seems problematic. Placing commercial here would detract from focusing activity along Ashlan, and the immediate vicinity seems poorly suited to accommodate commercial uses, given the limited road capacity of both Dakota and Blythe as well as the concentration of existing rural residential parcels along both streets. (Some kind of very low-impact commercial use may be reasonable on one corner)

Overall, the proposed space and locations for commercial areas would ideally provide commercial development of an appropriate size and mix of uses that would serve people in the area and people passing through but also not cannibalize or undermine development of the proposed Shaw Town Center or at existing commercial uses toward the southern portion of the plan area (e.g. Clinton/Brawley and Clinton/Marks).

### *Parks and Public Facilities*

The two proposed changes here entail adding a small park site and adding a Library or Community Center. The proposed park site (north side of Dakota, east of Brawley) is located on a vacant, awkwardly shaped parcel surrounded by a relatively high level of existing residential development. The site seems unlikely to be developed with any kind of other use in the foreseeable future, and its location would provide improved park access for residents near Dakota and Brawley. The proposed Library/Community Center site is somewhat arbitrary (i.e. no especially unique or compelling reasons for the site) and may be viable for some form of residential development, but it would be situated in accessible proximity to existing and proposed development in the area, and setting aside a portion of public/civic use land in this area could be useful for meeting future community development

needs. Because the General Plan provides that all new parks, open space, and public facilities carry dual land use designations, both sites would carry an alternative land use designation to allow for alternative development if such an opportunity arises.

#### Dakota/Polk:

I recommend changing a portion of the southwest corner of Dakota and Polk from Medium Density Residential to a commercial use designation. This property is currently occupied by Fig Garden Packing, and it has been developed with “ag-styled” buildings used in the processing and distribution of figs and other dried fruits. Aesthetically, these “ag-styled” buildings seem to present an opportunity where, if the packing operation ever ceased or relocated, the buildings could be repurposed as a thematic commercial building, plaza, or something similar. I think a project like this, if developed, would forward the Specific Plan’s Guiding Principles related to agriculture and Agri-tourism.

#### Park Sites near Herndon and 99 Area:

It may be worth considering an alternative to the proposed park site on the west side of Grantland between Sierra and Bullard. Notably, the site appears to be developed with an existing residence; it is adjacent to an enclave of large rural residential properties whose owners may potentially oppose a park site here; and it may require reconfiguration of existing medians on Grantland to allow access to the site. These factors may present challenges towards actually getting a park developed at this location.

As an alternative, there is a large amount of currently vacant land near the southeast corner of Herndon and Garfield. The area is currently designated Low/Medium Low Density Residential, but the parcels have remained undeveloped for a number of years (possibly due to the shape of the parcels and their proximity to Herndon). Casually viewing the site using Google Earth, it seems possible to develop a park site here along with some kind of buffer between a park and the nearby residential enclave so as to not unreasonably disturb existing residents. A park site here might also offer a locational benefit based on its proximity to the San Joaquin River.

#### Shaw Town Center:

The proposed Shaw Town Center would ostensibly bring retail/commercial amenities west of 99 and the railroad tracks, thus improving access and convenience to these types of amenities for residents in the West Area. On balance, I am in support of its development. However, I have two primary concerns about the planned Town Center:

- 1) As expressed by several different people throughout the community input process, there are major concerns about the traffic conditions that would result upon the Town Center’s buildout. More specifically, traffic is already very congested at times in this area, and this is largely because of some really inadequate sections of the roadway network in the area that are complicated and expensive to improve (e.g. the intersection of Shaw and Polk, and the constrained Shaw bridge over 99). Even with the completion of Veterans Boulevard to offer some circulatory relief, the proposed Town Center would likely exacerbate the poor conditions at this segment of Shaw.
- 2) The proposed Town Center could result in blight and vacancy further east on Shaw Avenue, similar to the conditions seen on Blackstone Avenue as new commercial development has historically trended northward. Sections of west Shaw already experience some amount of blight and long-term vacancy. From my subjective view, the current conditions on Shaw are not as bad as the commercial blight/vacancy along Blackstone, which seems to be due to the presence and arrangement of some major anchor tenants along the stretch of Shaw between Golden State and Marks (e.g. Costco, Walmart, Target, and to a lesser extent Home Depot). Development of the Shaw Town Center (particularly the “RMX” areas) could end up drawing some of these existing anchor tenants out of their existing facilities, via either immediate relocation or more indirectly through development of new stores while older stores decline. If that eastern segment of Shaw were to lose those tenants, commercial blight and vacancy might rapidly accelerate without some kind of planning to repurpose/redevelop these spaces for non box-store uses.

These two concerns may be more appropriate to consider at stages other than the Land Use Map planning phase (and may also go beyond the scope of the West Area Specific Plan process), but I feel they are related and significant enough to contemplate during the process of refining Land Use designations for the plan area.

### Proposed Updates

Vicinity of Ashlan/Dakota/Comelia/99

#### Legend:

- Urb Nbhd Res
- Med Hi Res
- Med Res
- Commercial
- Mixed Use
- Park
- Public Facilities



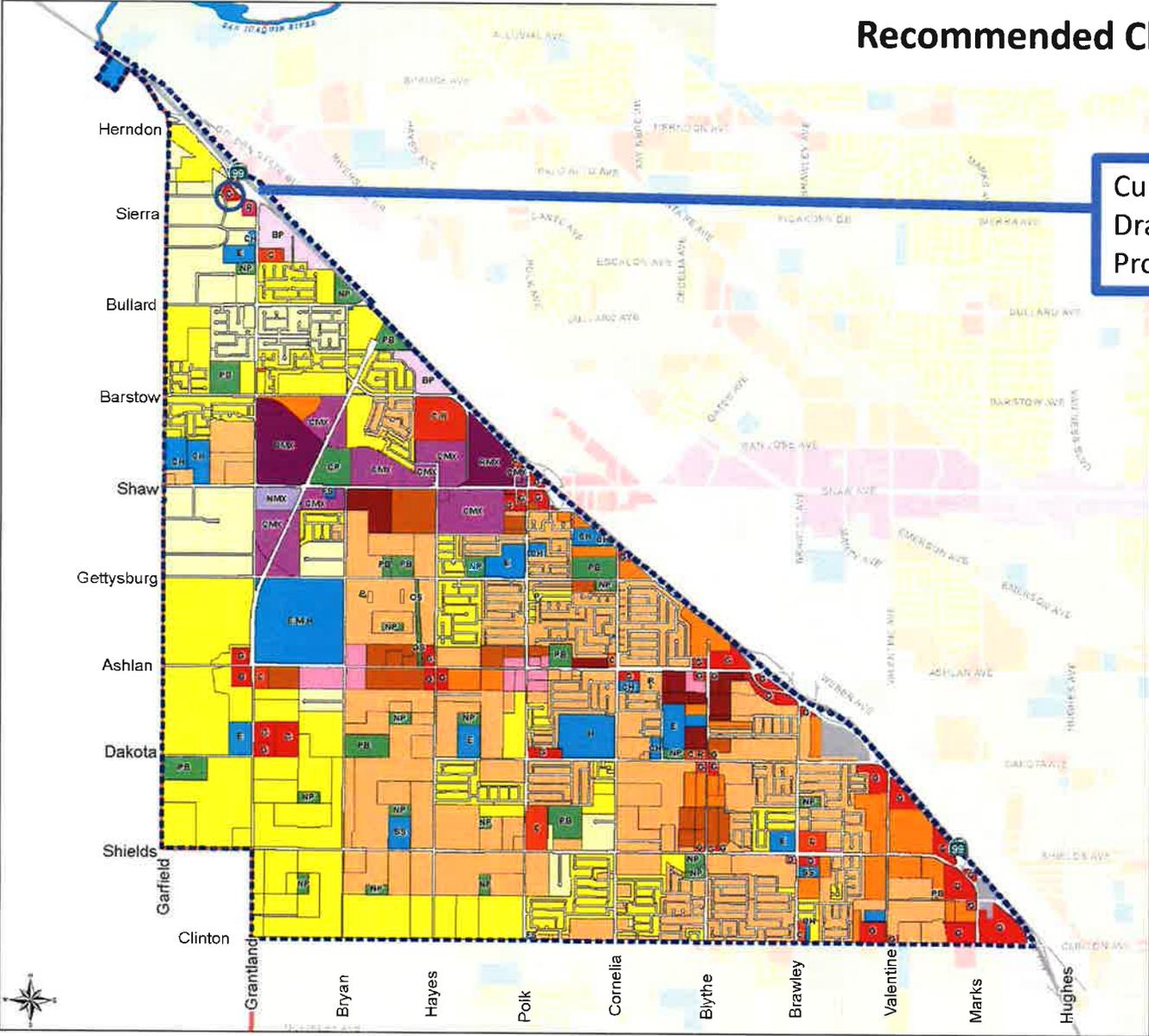
Remove the proposed commercial at Dakota and Blythe (some low-impact, small footprint of Commercial at N/W corner may be OK)





# Recommended Changes by Roger Day

Currently: Low Density  
Draft: Commercial General  
Proposed: Low Density



**From:** [Roger Day](#)  
**To:** [Rodney Horton](#)  
**Subject:** West Fresno steering committee and land use map D  
**Date:** Tuesday, January 22, 2019 2:53:17 PM

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Good afternoon Mr. Horton,

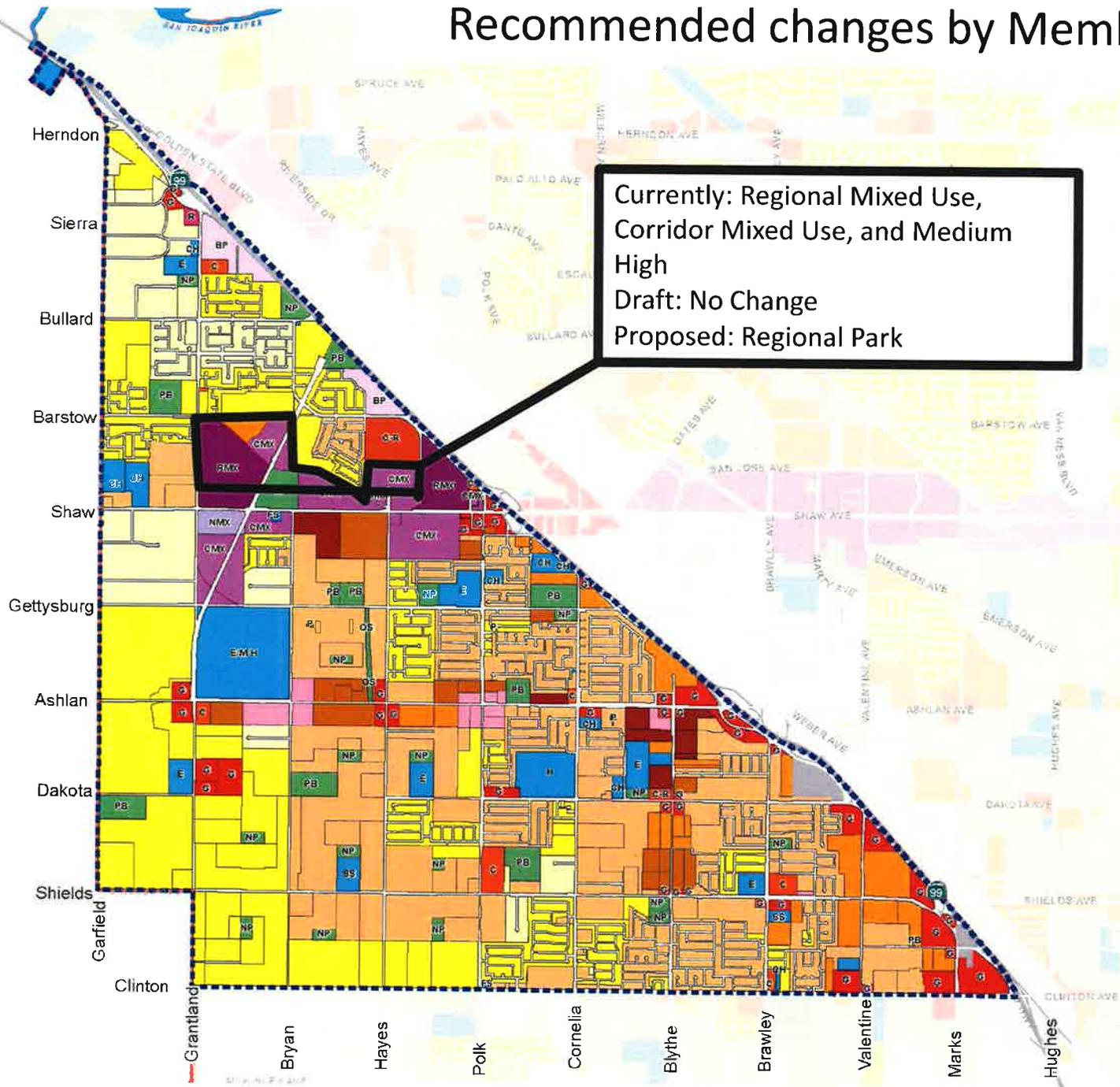
My name is Roger Day and I am a business owner, homeowner and president of Forgotten Fresno. I live at 7206 W Menlo Ave, Fresno California 93723. I attended the steering committee meeting on the 16th and discovered the land use map that a part of is absolutely unacceptable to me and the residents of West Herndon Acres. The zoning is proposed to be changed for 4+ acres at Parkway and Menlo avenues (across the street from the infamous 76 station). What is the reasoning for this change which is against our CC&R's? There is an enormous shopping center a quarter of a mile away? We do not need commercial anything on 2 lots that were zoned and sold as rural residential land use. The current owner of that property has brought a zone change proposal to the planning commission three previous times and every single time was denied. He has approached me as I live directly across the street and has tried to reason that it would be good for the neighborhood. I disagreed and told him he would allow receive pushback for any future petitions. 10 years ago, he lived in LA and bought the property for \$300k. He advertised it falsely as M-1 and we (neighborhood) called him on that! All has been quiet until animal shelter zoning approval and so here we go again?

Mr. Horton, who else do I and my neighbors need to contact to remove the change for this zone change on this specific property. Please advise and thank you for your time.

Regards,

Roger Day - President  
McCurley and Day Masonry  
(559) 348-9890  
(559) 974-1622 - cellphone

# Recommended changes by Member Caples



January 25, 2019

Land Use Changes proposed by Member Cathy Caples

Regional Park Proposal D ( I think this is where we landed but feel free to change)

Deisgned to create open space within urban corridors with entrances on Parkway and Barstow. The size is about 190 acres, the majority of the land is currently undeveloped.

Boundaries – Parkway on the East from Highway City developed commercial to Island Water Park, along the S boundary of Island Water Park and current housing development. Curves up to Barstow along northern edge to Grantland. South on Grantland to current RR property (to become neighborhood mixed use). The parks southern boundary is behind Regional Mixed use but taking about 100 feet from the RMX to allow for space on southern boundary of canal to have park space with trails for bikes and pedestrians. The current Community Park would become Regional Mixed Use.

A slightly modifie option allows the Regional Mixed use to remain on Parkway with entrance of park moved to Shaw where canal comes closest to Shaw west of Highway City Deveopment.

Reasoning for the option is combine open space with urban environment, creating a town center park, encouraging walking and bike riding to retail on southern end – allowing for private/public partnerships.

#### **Changes proposed for non park map**

All property on east side of Grantland south of Barstow to Shaw from Regional Mixed Use to Neighborhood Mixed Use. When steering committee selected transect model NMX is more in alignment with density and height of the buildings. NMX would allow for the farmstand to remain on Shaw and Grantland and give a Agri-Tourist destination.

NW Corner of Barstow and Grantland –from main street commercial to Neighborhood Mixed Use

NE Corner of Barstow and Grantland from Main Street Commercial to Neighborhood Mixed Use

North side of Barstow between Grantland and Parkway/Veterans diagonal from Main Street Commercial to Neighborhood Mixed Use. Neighborhood Mixed use allows for more housing stock to replace the Regional Mixed use on Grantland south of Barstow. And allows for more flexibility in types of retail/professional needed for residents like day care center.

South side of Barstow, West of Veteran’s change medium high density residential and NMX to community park (to move community park from Shaw to closer to residential neighborhoods.)

Change all properties along north side of Shaw to Regional Mixed use instead of Neighborhood Mixed and community park – this would be the urban corridor.

Change community park to regional mixed use.

South of Shaw, East side of Grantland and west of Veterans. Change property along Shaw from Regional Mixed Density to Public Space to allow for higher education facility. Depending on needed size, this public space could include all space in triangle to edge of new Central High School. More consistent with desire of neighborhoods to the West to retain more a rural feel as educational facilities often landscaped with more trees.

South of Ashlan east of Blythe – change from High density and medium high density to Regional Mixed Use ensuring the planning includes the park like setting of a piazza and walking paths or designate the center parcel in the medium high density to neighborhood park.

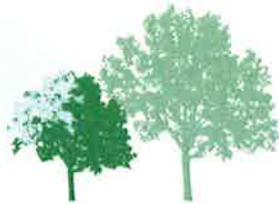
North of Ashlan, west of Freeway to Blythe, change from general commercial to Regional mixed use to assist with housing element.

West of Grantland, north of Dakota, question general commercial use across from elementary school?

South of Ashlan across from Schools – from Grantland to Bryan. SW corner is a commercial event center – can't be Office. Make brown and orange spaces office

# NEXT STEPS

- A. Recommendation of land use map and guiding principles (February 27, 2019)
- B. Plan Initiation to Planning Commission & City Council (Spring 2019)
- C. Award a Consultant Contract for the Completion of an Environmental Impact Report & Infrastructure Financing Plan (starting in Spring 2019)



Wednesday, January 16, 2019  
Meeting Summary – DRAFT

Steering Committee		
David Pena, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

**The Steering Committee met on Wednesday, January 16, 2019, 6:00 p.m. at Central High School – East Campus, Cafeteria/Multipurpose Room, 3535 N. Cornelia Avenue.**

### **Voting Session.**

#### **1. CALL TO ORDER:**

Chairperson Pena called the Steering Committee to order at 6:30 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

#### **2. MASTER ROLL CALL:**

##### MEMBERS:

**PRESENT 9** – Chairperson David Pena, Vice Chairperson Deep Singh, Joseph Martinez, Tiffany Mangum, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Bill Nijjer.

**ABSENT 2** – Dennis Gaab and John Kashian

##### OTHERS:

Sophia Pagoulatos, *Planning Manager, DARM*

Kara Hammerschmidt, *Service Aide, DARM*

Rodney Horton, *Planner, DARM*

#### **3. APPROVAL OF MEETING SUMMARY**

Moved by Member Roberts, seconded by Member Nijjer to approve the August 22, 2018, October 24, 2018, and November 28, 2018 meeting summaries. City staff conducted a roll call vote:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES

**4. PUBLIC COMMENT**

Chairperson Pena opened the floor to the public and received the following comments:

Naomi Hernandez  
3279 N. Berlin Avenue

Ms. Hernandez spoke in favor of having a Regional Park located in the Plan Area, and would like to be a part of an effort to raise for the park. She would like to see the Plan Area be modeled after Lodi, CA or Brentwood, CA.

Lee Ayers, Tree Fresno  
3150 E. Barstow Avenue

Mr. Ayers shared that Tree Fresno was awarded a grant by the Fresno Council of Governments for West Fresno (West Shaw Avenue to Highway 180) and the City of Fowler to complete a Community Landscapes Plan. He mentioned that the Community Landscape Plan will help implement the vision of the West Area Specific Plan.

Bill Robinson  
906 N Street, STE 100

Mr. Robinson mentioned that he has been in hearings where he learned that the State is going to mandate densities to the tune of 10 dwelling units per acre. He encouraged staff to track potential changes.

Carol Ann Meme  
7138 W. Browning Avenue

Ms. Meme would like to have a Regional Park located in the Plan Area, because it would help improve the quality of life in the West Area. She mentioned the park should be located south at Shaw, north at Barstow, east at Parkway, and west at Grantland. She would also like to have high density residential development delayed until traffic improvements are completed.

Tim Miller

6934 W. Portals

Mr. Miller spoke in favor of adding parks to the Plan Area. He would like to see transportation infrastructure improvements within the West Area.

Elisa Bilios

5323 N. Tisha Avenue

Ms. Bilios spoke in favor of a Regional Park in the West Area. She feels that developer fees do not properly mitigate transportation issues in the Plan Area as a result of continued growth. She favors the idea of rural to urban transect model.

Daniel Brannick

4701 W. Griffith Way

Mr. Brannick supports growth at the Ashlan/99 area. He elaborated on his written comments that were provided to the Steering Committee.

Letha Oergel

3256 N. Grantland Avenue

Ms. Oergel wanted the Steering Committee to have consideration for people that have been in the Plan Area prior to development. She supports transportation improvements to ease traffic congestion.

Tina Boothe

Steering Committee Alternate

Ms. Boothe expressed her concern about allowing continued growth to occur while the community planning process is underway.

Larry Gerber

5694 N. Polk Avenue

Mr. Gerber expressed opposition to additional parks because of maintenance costs and public safety.

Felix Reyes

4330 W. Saginaw Way

Mr. Reyes discussed the lack of sidewalks or pathways for school-aged youth to walk.

Mike Karbassi

2789 W. Decatur Avenue

Mr. Karbassi expressed support for lowering the barriers for job inventors to invest in the area.

Terry Cox

Central Unified School District

President, Board of Trustees  
7218 W. Olive Avenue

President Cox thanked the Steering Committee for listening to the community. She encouraged the Steering Committee to look at diversity in housing options.

John Lourenco  
7188 W. Celeste

Mr. Lourenco stated that continued development without infrastructure will create a hardship for the Plan Area. He also expressed support for a Regional Park in the Plan Area.

## 5. AMENDMENTS TO THE DRAFT LAND USE MAP

### AGRICULTURE

Moved by Member Caples, seconded by Member Roberts to strike out the words "~~located close to and partnered with local non-profit organizations.~~" to read as: **"Encourage the development of harvest-producing community gardens."**

#### ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES

### RETAIL

Moved by Member Caples to strike out the words "~~large scale and small scale~~" and insert "~~local retail establishments.~~" and to strike out the term "~~department stores and convenience stores.~~" to read as:

**"Attract desired and needed local retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, and boutiques."**

Motion died for lack of a second. No vote was taken by the Steering Committee.

### HOUSING

Moved by Member Caples, seconded by Member Roberts to add the following item to the Draft Guiding Principles: **"Encourage the development of housing that accommodates an aging population with multi-tiered options."**

After discussion, the motion was withdrawn.

Moved by Member Roberts, seconded by Member Caples to strike out the following item: ~~Discourage the expansion of detach single family starter homes.~~ and replace it with: "**Encourage a variety of housing types and styles.**"

The Steering Committee entered into discussion before taking action on the motion.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES

Moved by Member Caples, seconded by Member Nijjer to amend the following item that previously read as "Encourage the development of housing to accommodate multi-generational households." to now read as "**Encourage the development of housing to accommodate an aging population including, multi-generational houses and other elder housing options.**"

The Steering Committee entered into discussion before taking action on the motion.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	ABSTAIN
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 8 – AYES, 0 – NOES, 1 – ABSTENTION

Member Payne stated that he would like to see the City reaffirm its commitment to fair housing, and to not have multi-family be located in just one Council District. Planning Manager Sophia Pagoulatos clarified that multifamily development opportunities are available north of West Shaw Avenue. Member Payne also stated that he would like to see some language within the draft guiding principles that reflect the City fulfilling its obligation to affirmatively furthering fair housing.

Moved by Member Payne, seconded by Vice Chairperson Singh to amend the draft guiding principles to read as: **“Encourage equitable multi-family dwelling units to be located along corridors and streets that have access to transit and commercial goods to fulfil the City’s obligation to affirmatively further fair housing.”**

The motion was tabled for the next meeting for further review and discussion.

### **PARKS & TRAILS**

Moved by Member Caples, seconded by Member Roberts to amend the following item that previously read as: “Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles.” to now read as: **“Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno’s Parks Master Plan.”**

#### ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Vice Chairperson Singh, seconded by Member Caples to amend the following item that previously read as: “Provide for the location of a Regional Park in the Plan Area that has components of the Plan Area’s agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area’s contribution to the agricultural industry.” to now read as: **“Provide for the location of a flagship Regional Park in the**

**Plan Area that has components of the Plan Area’s agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area’s contribution to the agricultural industry.”**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Member Payne, seconded by Member Roberts to strike the following item from the draft guiding principles: ~~“Maintain the vision of the General Plan and the Active Transportation Plan for Class I bicycle lanes, and class II bike lanes planned for in the West Area.~~

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

**CATALYTIC CORRIDORS**

The Steering Committee did not have any amendments to the catalytic corridor section of the draft guiding principles.

**TRANSPORTATION**

Moved by Member Nijjer, Member Caples to amend the following item that previously read as: “Accommodate and improve roadway access, connectivity, and mobility among all modes of transportation.” to read as: **“Accommodate and improve roadway access, connectivity and mobility among all modes**

**of transportation, and prioritize roadway widening where bottleneaking exists.”**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

**OTHER AMENDMENTS**

**EDUCATION**

Moved by Member Caples, seconded by Member Roberts to add the following:

**“Attract much needed educational opportunities for the residents of the West Area, especially for post-secondary education, and access to programs for life-long learners.”**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

**PUBLIC SAFETY**

Moved by Member Caples, seconded by Member Roberts to add the following:

- **“Provide for safe routes to schools for children, with the City and County working together with residents to provide sidewalks in neighborhood that have sporadic access.”**
- **Work to promote Neighborhood Watch in all neighborhoods, and further assess the need for the location of emergency response facilities west of Highway 99.”**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

**6. REGIONAL PARK OPTIONS**

Moved by Member Caples, seconded by Member Payne to add the following Regional Park option for consideration:

The Regional Park site would be on undeveloped land that extends from Parkway on the east, to Grantland on the west, north of Shaw Avenue extending to Barstow.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Vice Chairperson Singh, seconded by Member Payne to eliminate the option to not show a Regional Park on the land use map.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Vice Chairperson Singh, seconded by Member Caples to eliminate the option that proposes a joint effort with Central Unified School District for a Regional Park.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	ABSTAIN
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	NAY
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 7 – AYES, 1 – NOES, 1 – ABSTENTION

**REGIONAL PARK OPTIONS – FINAL**

**OPTION A:** Regional Park in the northern part of the Plan Area

**OPTION B:** Regional Park straddles both sides of Shaw Avenue

**OPTION C:** Regional Park on Grantland/Shields

**OPTION D:** The Regional Park site would be on undeveloped land that extends from Parkway on the east, to Grantland on the west, north of Shaw Avenue extending to Barstow.

After some discussion, the Steering Committee chose to table the site selection for a Regional Park in the Plan Area.

**7. STEERING COMMITTEE ANNOUNCEMENTS**

Member Roberts expressed how he would like to have a discussion regarding noticing standards and how noticing efforts can be improved. He also requested a map of the proposed changes.

Member Shergill expressed an interest in making sure roadway improvements are a focal point of the plan.

**8. UNSCHEDULED COMMUNICATIONS**

There were no unscheduled communications provided to the Steering Committee from the public.

**9. ADJOURNMENT**

The meeting adjourned at 8:50 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Caples.

(VOICE VOTE TALLY 8 – AYES, 0 – NOES, 0 – ABSTENTIONS).

Respectfully Submitted,



Rodney Horton  
Staff Representative

**(A)**  
**West Area Specific Plan**  
**Proposed Land Use Changes**

**Legend**

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- C Community
- C-R Recreation
- G General
- R Regional

**EMPLOYMENT**

- Office
- BP Business Park

**MIXED USE**

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use
- RMX Regional Mixed Use

**OPEN SPACE**

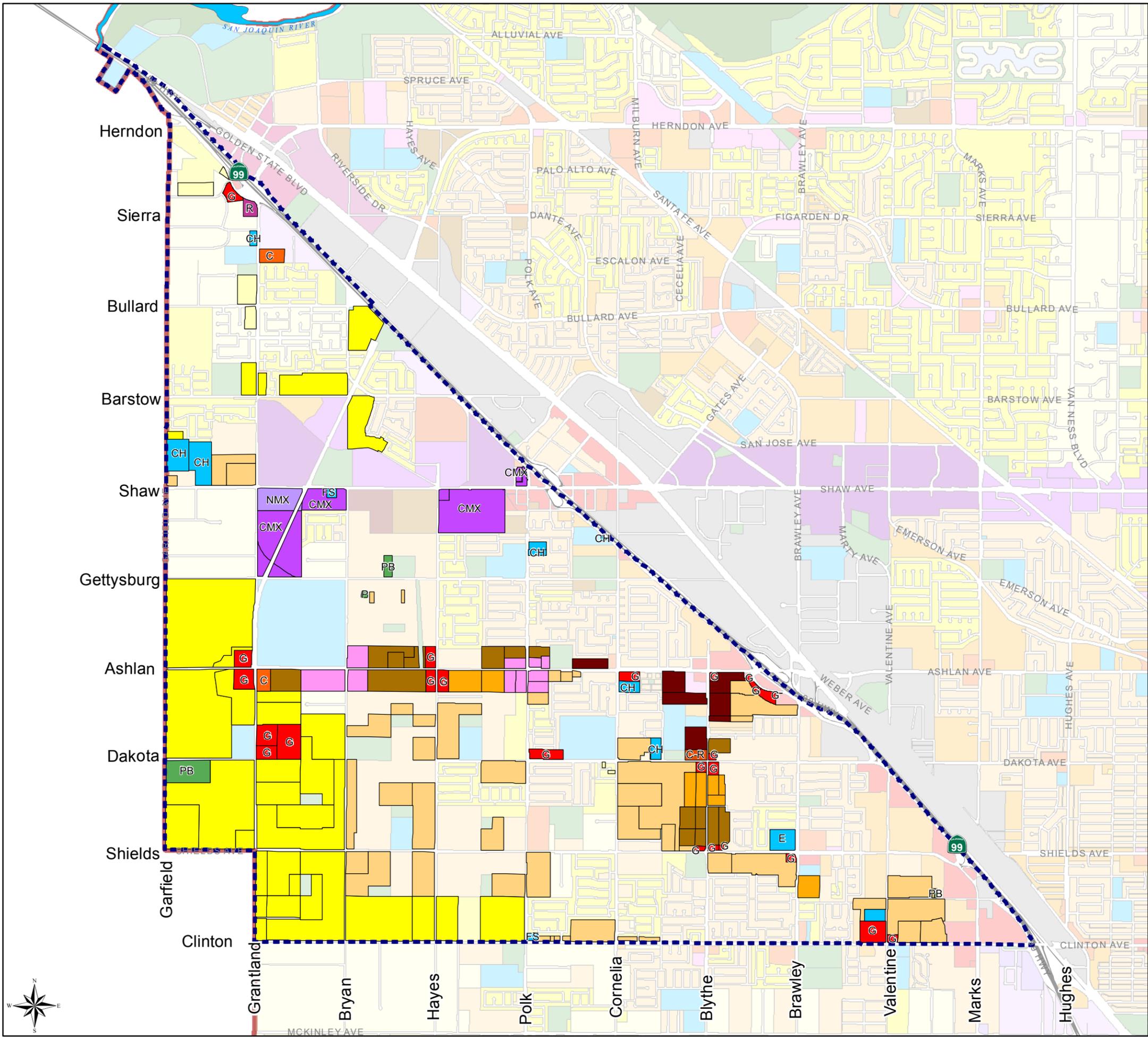
- CP Community Park
- PP Pocket Park
- NP Neighborhood Park
- OS Open Space
- P Park
- PB Ponding Basin

**PUBLIC FACILITIES**

- P/F Public/Quasi-public Facility
- SS Special School
- E Elementary School
- E&M Elementary & Middle School
- EMH Elementary, Middle & High School
- H High School
- CH Church
- FS Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence



**(B)**  
**West Area Specific Plan**  
**Land Uses Proposed for Change**

**Legend**

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- C Community
- G General

**EMPLOYMENT**

- BP Business Park
- Light Industrial

**MIXED USE**

- RMX Regional Mixed Use

**OPEN SPACE**

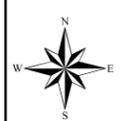
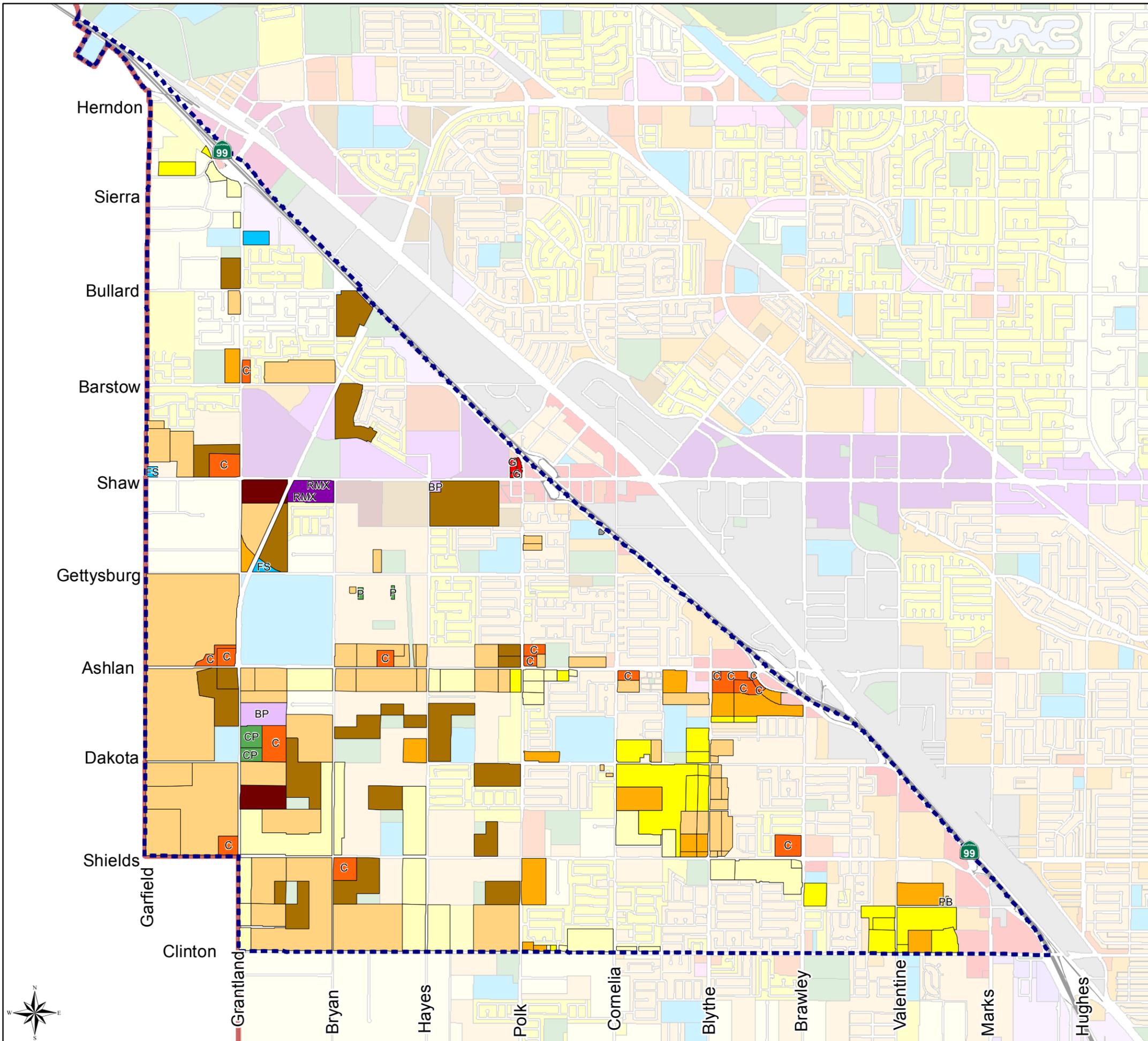
- CP Community Park
- NP Neighborhood Park
- P Park

**PUBLIC FACILITIES**

- Public/Quasi-public Facility
- FS Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence



# (C) General Plan Land Use

## Legend

### RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

### COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

### EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

### MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

### OPEN SPACE

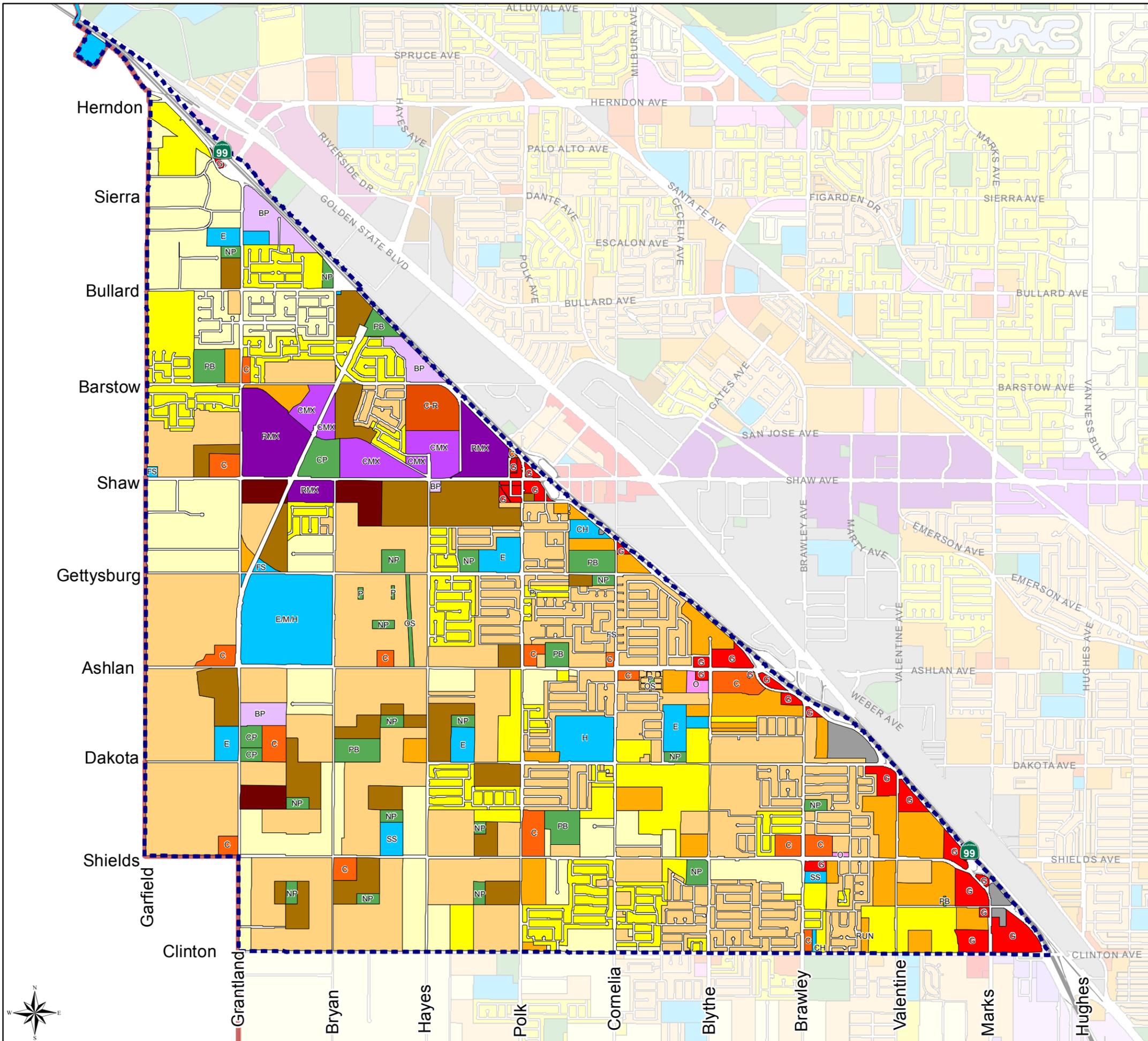
- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental Education Area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

### BOUNDARIES

- West Area Specific Plan Boundary
- Sphere Of Influence

### PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- Middle School
- High School
- College
- School with Park
- Airport
- Cemetery
- Church
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Water Recharge Basin
- Waste Water Treatment Facility



**(D)**  
**West Area Specific Plan**  
**Proposed Land Use Changes**

**Legend**

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- C Community
- C-R Recreation
- G General
- R Regional

**EMPLOYMENT**

- Office
- BP Business Park
- Light Industrial

**MIXED USE**

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use
- RMX Regional Mixed Use

**OPEN SPACE**

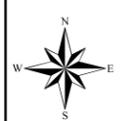
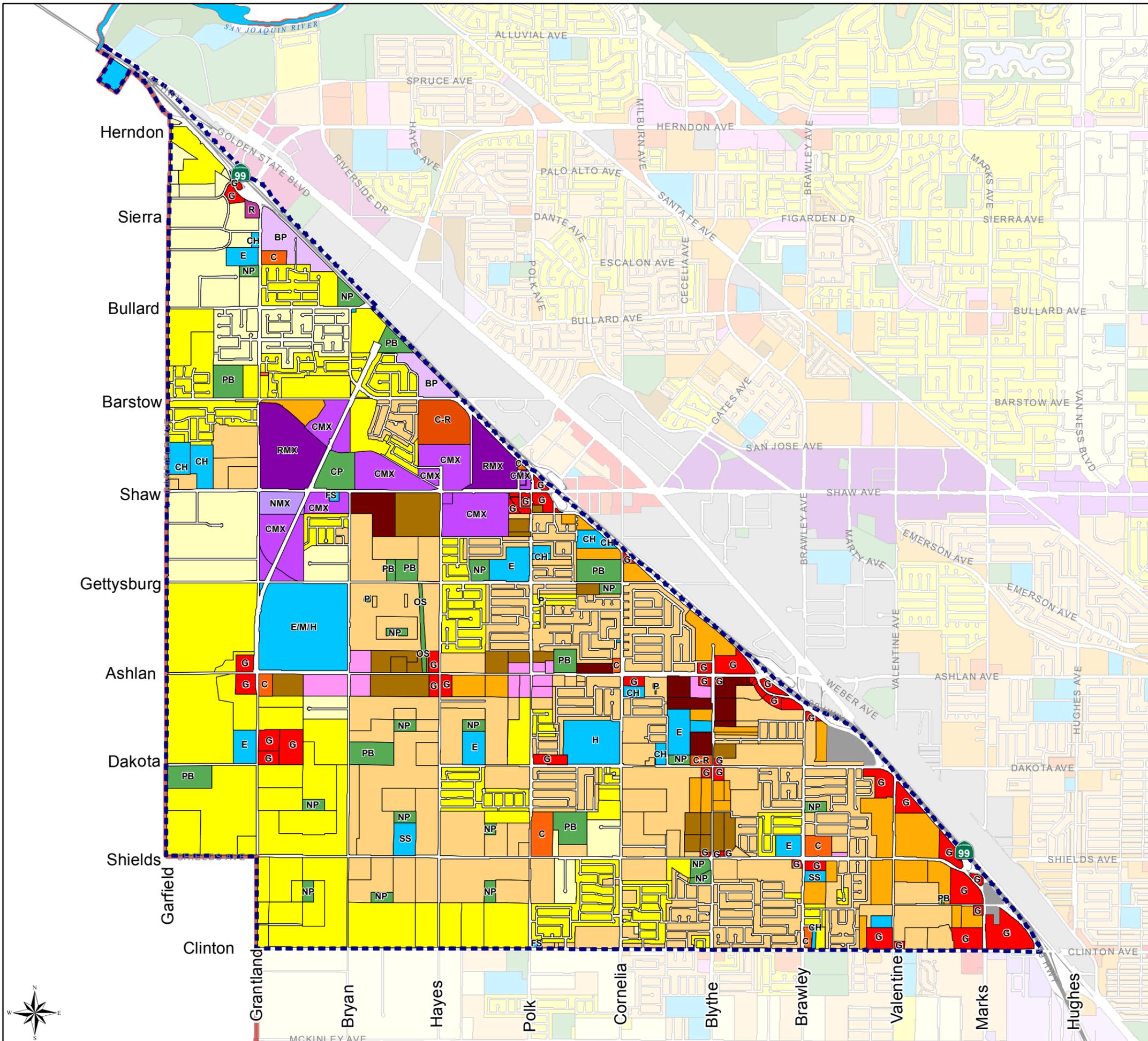
- CP Community Park
- PP Pocket Park
- NP Neighborhood Park
- OS Open Space
- P Park
- PB Ponding Basin

**PUBLIC FACILITIES**

- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- E&M Elementary & Middle School
- E&M&H Elementary, Middle & High School
- H High School
- CH Church
- FS Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence



**(D)**  
**West Area Specific Plan**  
**Proposed Land Use Changes**

**Legend**

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- C Community
- C-R Recreation
- G General
- R Regional

**EMPLOYMENT**

- Office
- BP Business Park
- Light Industrial

**MIXED USE**

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use
- RMX Regional Mixed Use

**OPEN SPACE**

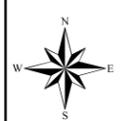
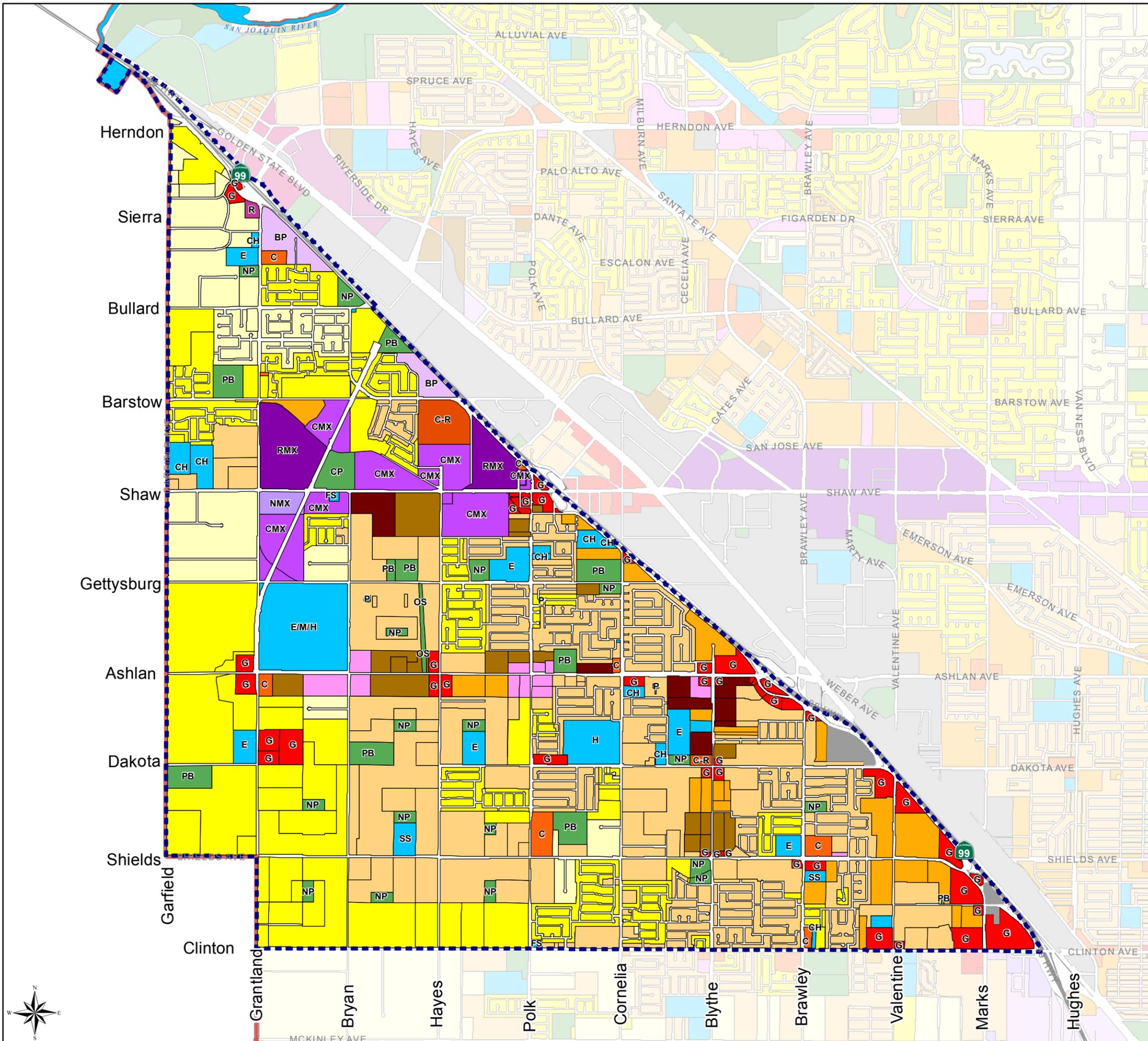
- CP Community Park
- PP Pocket Park
- NP Neighborhood Park
- OS Open Space
- P Park
- PB Ponding Basin

**PUBLIC FACILITIES**

- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- E&M Elementary & Middle School
- E&M&H Elementary, Middle & High School
- H High School
- CH Church
- FS Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence



**(E)**  
**West Area Specific Plan**  
**Proposed Dual Designation Land Use**

**Legend**

**Residential**

- Low Density (1-3.5 D. U./Acre)
- Medium Low Density (3.5-6 D. U./Acre)
- Medium Density (5-12 D. U./Acre)
- Medium High Density (12-16 D. U./Acre)
- Urban Neighborhood (16-30 D. U./Acre)
- High Density (30-45 D. U./Acre)

**Mixed Use**

- Corridor/Center Mixed Use

**Public Facilities**

- Public Facilities

**Boundaries**

- West Area Specific Plan Boundary
- Sphere Of Influence

